

**DESIGN REVIEW ADVISORY COMMITTEE  
TOWN OF WEST HARTFORD**

December 3, 2015

Honorable Town Council  
Town of West Hartford  
50 South Main Street  
West Hartford, CT 06107

**SUBJECT: 27 Park Road and 14 Ringgold Street – SDD #145**

Dear Councilors:

At its meeting held on Monday, November 30, 2015, the West Hartford Design Review Advisory Committee gave consideration to the following item:

**27 Park Road and 14 Ringgold Street** - Application on behalf of Center Development Corporation, contract purchaser and intended developer, and The Sisters of Saint Joseph, the owner of the property known as 27 Park Road and 14 Ringgold Street, to rezone a majority of the property from R-6 to RM-MS and then to designate the rezoned area to a Special Development District (SDD #145) to facilitate the redevelopment and reuse of the existing primary building and the construction of a new residential building containing 310 apartments units and 36 residential living units together with all associated parking, landscaping, lighting and signage. (Town Council receipt on October 27, 2015. Town Council public hearing scheduled for December 10, 2015. Initial DRAC Study Session on February 4, 2015. Additional study sessions on February 25, March 18, April 9 and October 21, 2015. DRAC receipt on November 4, 2015, additional review on November 19, 2015; further review on November 30, 2015.)

After a review of the application and its related exhibits and after consideration of staff technical comments, the Design Review Advisory Committee acted by **unanimous vote (6-0)** (Motion/Hughes; Second/Binkhorst) to **RECOMMEND APPROVAL** of the subject application finding it consistent with our Committee's performance criteria. In addition to three (3) formal meetings on this application, the Committee notes that the review process incorporated five (5) additional study sessions. DRAC is appreciative of the applicant's willingness to actively participate in the review process and the ultimate consideration and inclusion of many of DRAC's comments in its revised and final project design.

During its discussion and deliberation on this matter, the Committee made the following specific findings for the Town Council's consideration:

1. The relationship of the proposed building to the site and adjoining neighborhood is appropriate. The site design champions the historic preservation and adaptive re-use of existing buildings and utilizes landscaped elements and large setbacks from sensitive regulated areas and neighborhoods.
2. The overall architecture is superior to when this project first started the review process. The scale and use of colors, materials, and proportions of the northeast corner of the new building is both a complementary and a fitting architectural response to the historic integrity of the site.

3. The proposed landscaping is of high quality and quantity. A good mixture of plantings ranging from flowering and evergreen trees to shrubs, perennials and grasses has been effectively utilized to create a well-designed streetscape and appropriately planted and screened parking areas. Of particular note is the choice to preserve and enhance the large swath of open space and existing trees along the southerly portion of the site and the Ringgold frontage. These elements help to appropriately transition the site into the adjacent commercial and residential neighborhoods.
4. The location and size of the proposed signage is appropriate.

The DRAC members appreciate the opportunity to be an integral part of the review process and thank the Town Council for the opportunity to review and comment on this proposal.

Sincerely,

*Catherine Doran for Todd Dumais*  
Todd Dumais  
DRAC Secretary

Cc: Ronald Van Winkle, Town Manager  
Mark McGovern, Director of Community Services  
Joseph O'Brien, Corporation Counsel

Essie Labrot, Town Clerk  
Jeffrey Gebrian, DRAC Chairman

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